

AGENDA
CITY OF GRAPEVINE
BRIEFING SESSION
BOARD OF ZONING ADJUSTMENT
MONDAY, AUGUST 5 2019, 6:00 P.M.
PLANNING AND ZONING CONFERENCE ROOM
SECOND FLOOR – CITY HALL
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

- I. CALL TO ORDER
- II. BRIEFING SESSION
 - A. Board of Zoning Adjustment to conduct a briefing session to discuss items scheduled to be heard in the August 5, 2019 public hearing.
- III. ADJOURNMENT

IF YOU PLAN TO ATTEND THIS PUBLIC MEETING AND YOU HAVE A DISABILITY THAT REQUIRES SPECIAL ARRANGEMENTS AT THE MEETING, PLEASE CONTACT THE OFFICE OF DEVELOPMENT SERVICES AT (817) 410-3158 AT LEAST 24 HOURS IN ADVANCE. REASONABLE ACCOMMODATIONS WILL BE MADE TO ASSIST YOUR NEEDS.

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, CHAPTER 551.001 et seq. ACTS OF THE 1993 TEXAS LEGISLATURE, THE BOARD OF ZONING ADJUSTMENT BRIEFING SESSION AGENDA WAS PREPARED AND POSTED ON THIS THE 29TH DAY OF JULY 2019 AT 5:00 P.M.



RON STOMBAUGH
ASSISTANT DIRECTOR, DEVELOPMENT
SERVICES

**AGENDA
CITY OF GRAPEVINE
BOARD OF ZONING ADJUSTMENT MEETING
MONDAY, AUGUST 5, 2019, 6:15 P.M.
CITY HALL COUNCIL CHAMBERS, 2ND FLOOR
SECOND FLOOR – CITY HALL
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051**

I. CALL TO ORDER

II. ROLL CALL

III. OATH OF OFFICE

IV. ELECTION OF OFFICERS

V. PUBLIC HEARING

A. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA19-04 submitted by Lemoine Wright, for property located at 729 Forest Street and consideration of same.

B. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA19-05 submitted by Stephen Porcari, for property located at 218 Ruth Street and consideration of same.

VI. MINUTES

Board of Zoning Adjustment to consider the minutes of the April 1, 2019 meeting and take any necessary action.

VII. ADJOURNMENT

IF YOU PLAN TO ATTEND THIS PUBLIC HEARING AND YOU HAVE A DISABILITY THAT REQUIRES SPECIAL ARRANGEMENTS AT THE MEETING, PLEASE CONTACT THE OFFICE OF DEVELOPMENT SERVICES AT (817) 410-3158 AT LEAST 24 HOURS IN ADVANCE. REASONABLE ACCOMMODATIONS WILL BE MADE TO ASSIST YOUR NEEDS.

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, CHAPTER 551.001 et seq. ACTS OF THE 1993 TEXAS LEGISLATURE, THE BOARD OF ZONING ADJUSTMENT MEETING AGENDA WAS PREPARED AND POSTED ON THIS THE 29TH DAY OF JULY 2019 AT 5:00 P.M.

R Stombaugh

RON STOMBAUGH
ASSISTANT DIRECTOR, DEVELOPMENT
SERVICES

MEMORANDUM

DEVELOPMENT SERVICES

MEMO TO: BOARD OF ZONING ADJUSTMENT

FROM: SCOTT WILLIAMS, DIRECTOR DEVELOPMENT SERVICES \ BUILDING OFFICIAL
RON STOMBAUGH, ASSISTANT DIRECTOR OF DEVELOPMENT SERVICES
ALBERT L. TRIPLETT JR, PLANNER II

SUBJECT: BOARD OF ZONING ADJUSTMENT CASE #BZA19-04
729 FOREST STREET

MEETING DATE: **MONDAY, AUGUST 5, 2019**

RECOMMENDATION:

Staff recommends the Board of Zoning Adjustment **approve** the following variance to the Grapevine Comprehensive Zoning Ordinance 82-73 for property located at 729 Forest Street, platted as Lot 1-4, Block 6, W.C. Lucas Addition as follows:

Section 15.G.4., “R-7.5” Single Family District, Area Regulations requires a minimum lot width of 65-feet.

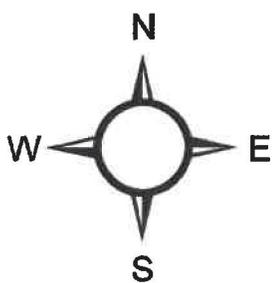
The applicant is requesting a variance of five-feet (5') to this requirement and if approved by the Board would allow a lot width of 60-feet (60') for an existing lot.

SPECIAL CONDITION:

Staff finds that a special condition exists for the requested variance. Specifically, the subject site is an existing platted lot, platted initially in 1962 which was in compliance with the zoning ordinance at that time. The City's first zoning ordinance adopted in 1955 established a minimum lot width of 60 feet for any lot used as a “one family” residence. The City's second zoning ordinance (Ordinance 70-10) adopted in April 1970, amended the minimum lot with for single family dwellings increasing it to 65 feet.

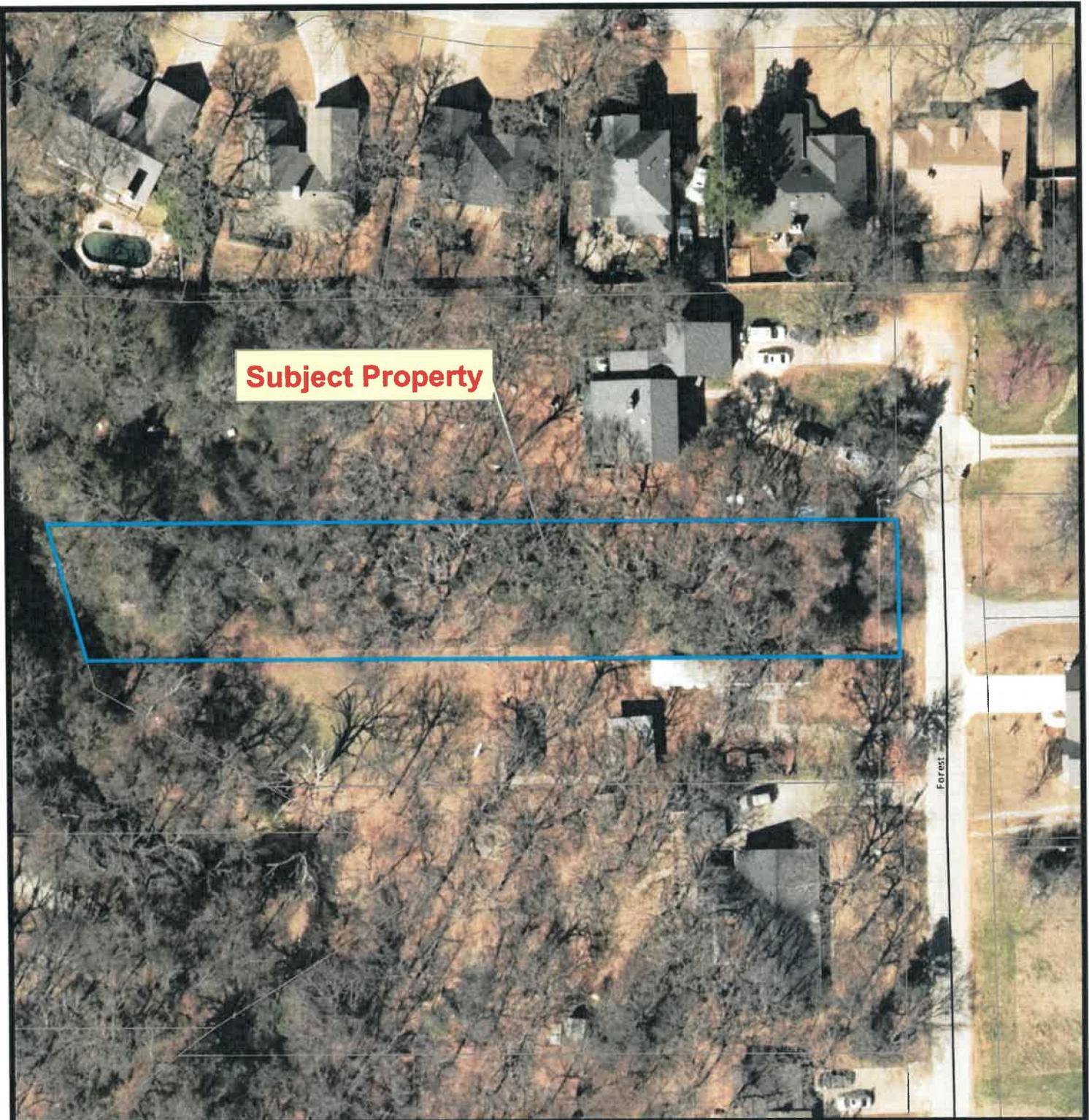
BACKGROUND INFORMATION:

The application was submitted by Lemoine Wright representing property owner Balla Wright. An amended plat was submitted relative to the subject property showing the extent of a floodplain easement along the rear (western) portion of the property. Despite the floodplain area occupying approximately 25 percent of the lot, there still remains nearly 15,000 square feet of the lot for residential development. The “R-7.5” Single Family District requires a minimum 7,500 s.f. for a single family lot. No other variances are required for the development of this lot.

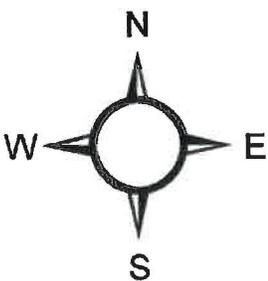


BZA19-04
729 FOREST STREET

1 inch = 200 feet



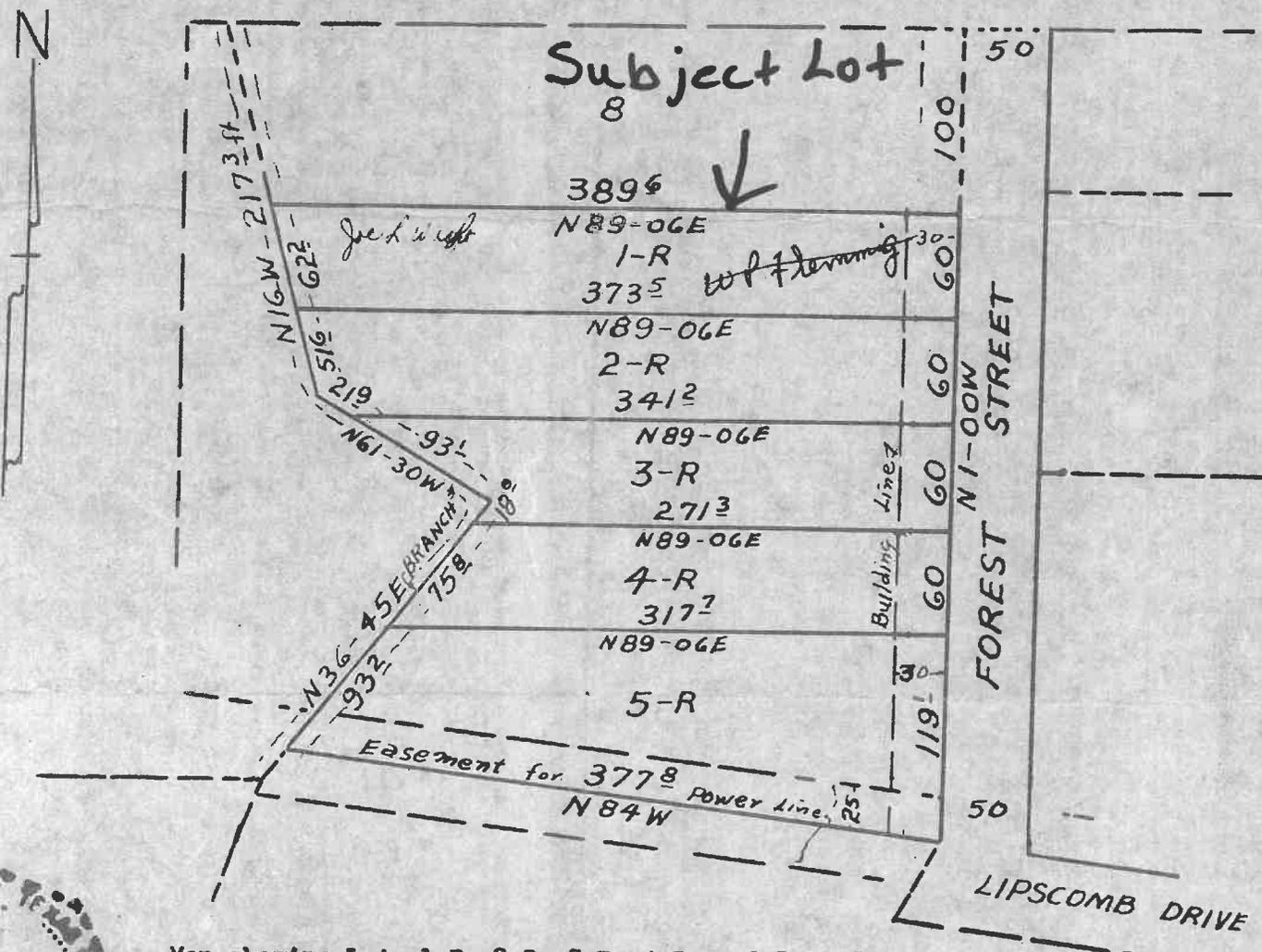
Subject Property



**BZA19-04
729 FOREST STREET**

1 inch = 60 feet

LIPSCOMB & MORRIS
 SURVEYING
 PHONE BUTLER 9-2712
 GRAPEVINE, TEXAS



Map showing Lots 1-R, 2-R, 3-R, 4-R, and 5-R, W. C. Lucas Addition, being a revision of Lot 7, Block 6, W. C. Lucas Addition to the City of Grapevine, Tarrant County, Texas.

Scale 1 inch - 100 feet

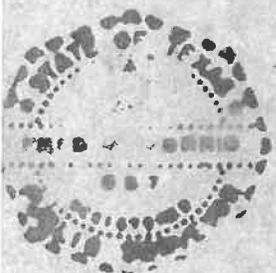
Surveyed Dec. 1, 1962
 Fred M. Morris
Fred M. Morris

Approved
 Planning and Zoning Commission
 City of Grapevine, Texas

By *John P. Starks*
 Secretary
 Attest *Willard Jender*

Approved
 City Council
 City of Grapevine, Texas

John P. Starks
 Mayor
Willard Jender
 Secretary



BZA 19-04
19-2537

JUN 20 2019

CITY OF GRAPEVINE BOARD OF ZONING ADJUSTMENT APPLICATION

1. APPLICANT:

NAME: Lemoine Wright

ADDRESS: 601 W. Wall St.

CITY/STATE: Grapevine, TX ZIP: 76051

HOME: N/A WORK: 817-329-7089 MOBILE: 817-475-5068

FAX: 817-481-2369 E-MAIL: _____

2. PROPERTY OWNER(S):

NAME: Balla C. Wright

ADDRESS: 601 W. Wall St.

CITY/STATE: Grapevine, TX ZIP: 76051

HOME: _____ WORK: 817-329-7078 FAX: 817-481-2369

3. LEGAL DESCRIPTION (SUBJECT PROPERTY):

STREET ADDRESS, LOT, BLOCK AND SUBDIVISION NAME OF THE SUBJECT PROPERTY:
(Please attach Survey of the Subject Property)

ADDRESS: 729 Forest St.

LOT: A & B BLOCK: 6 SUB-DIVISION: W.C. Lucas Addition
of a revision of IR of Lot 7

4. LIST THE PERTINENT SECTION(S) OF THE ZONING ORDINANCE AND INDICATE THE SPECIFIC VARIANCE AMOUNTS BEING REQUESTED. IF NECESSARY USE A SEPARATE SHEET:

Section 15.G.4., "R-7.5" Single Family District, Area Regulations requires a minimum lot width of 65-feet.

5. STATE THE GROUNDS FOR THE REQUEST AND DETAIL ANY SPECIAL CONDITIONS WHICH CAUSE HARDSHIPS THAT IN YOUR OPINION JUSTIFY THE VARIANCE(S) OR SPECIAL EXCEPTION(S) YOU ARE REQUESTING. EXAMPLES OF SPECIAL CONDITIONS ARE: HILLS, VALLEYS, CREEKS, POWER POLES, ELEVATIONS, IRREGULAR LOT OR TRACT SHAPES, ETC. THE BOARD OF ZONING ADJUSTMENT MUST DETERMINE A SPECIAL CONDITION OR CONDITIONS EXIST(S) BEFORE MAKING A MOTION TO APPROVE A REQUEST. IF IT IS DETERMINED THAT NO SPECIAL CONDITION EXISTS, THE MOTION MUST BE TO DENY THE REQUEST.

Plat of lot was approved prior to current ordinance.

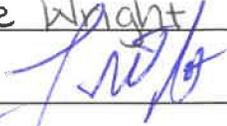
6. EXPLAIN ANY UNIQUE CIRCUMSTANCES, IF APPLICABLE, NOT CONSIDERED BY THE ZONING ORDINANCE. EXAMPLES: (1) IF THE GRAPEVINE CITY COUNCIL APPROVED A PLAT PRIOR TO PRESENT ZONING ORDINANCE REQUIREMENTS; OR (2) THE ORDINANCE WAS AMENDED OR A POLICY CHANGE WAS ADOPTED AFTER INITIATION OF THE PLANS CHECK PROCESS FOR A BUILDING PERMIT OR OTHER PHASE OF THE DEVELOPMENT PROCESS.

Plat of lot was approved prior to current ordinance.

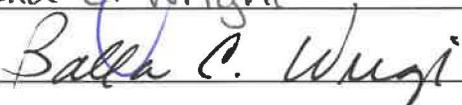
7. ATTACH A DETAILED DIAGRAM OF THE SITE DRAWN TO SCALE, AND ANY OTHER DRAWINGS OR PHOTOGRAPHS NECESSARY TO HELP EXPLAIN THE CASE TO THE BOARD. SHOW ON THE DIAGRAM ALL EASEMENTS, BUILDING LINES, ENCROACHMENTS, AND THE VARIANCE(S) REQUESTED. THE REQUESTED VARIANCE(S) SHOULD BE QUANTIFIED BY AN APPROPRIATE MEASUREMENT (DISTANCE, PERCENTAGE, ETC.)

THE DEVELOPMENT SERVICES STAFF WILL DETERMINE THE AGENDA FOR EACH OF THE PUBLIC HEARING DATES. BASED ON THE SIZE OF THE AGENDA, YOUR APPLICATION MAY BE RESCHEDULED TO A LATER DATE.

APPLICANT (PRINT) Lemoine Wright

APPLICANT SIGNATURE 

OWNER (PRINT) Balla C. Wright

OWNER SIGNATURE 

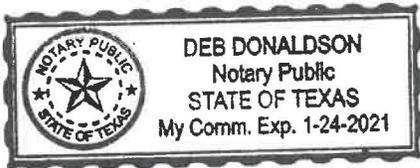
The State of Texas

County of Tarrant

Before me Lemone Wright on this day personally appeared _____ known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 20th day of June, A.D. 2019.

SEAL



Deb Donaldson
Notary Signature

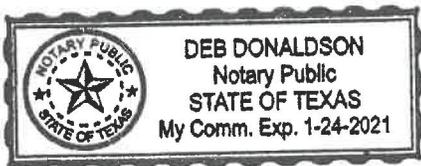
The State of Texas

County of Tarrant

Before me Bella Wright on this day personally appeared _____ known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 20th day of June, A.D. 2019.

SEAL



Deb Donaldson
Notary Signature

5. **Maximum Impervious Area:** The combined area occupied by all buildings, structures, off-street parking and paved areas shall not exceed sixty (60) percent of the total lot area.
6. **Minimum Floor Area:** The minimum square footage of a dwelling unit shall be not less than twelve hundred (1,200) square feet of floor area.

G. **AREA REGULATIONS:**

The following minimum standards shall be required:

1. **Depth of front yard, feet – 30**

A minimum of fifty (50) percent of the area of the lot within the required front yard setback shall be a landscaped area.
2. **Depth of rear yard, feet - 25**
3. **Width of side yard on each side, feet - 6**
4. **Width of lot, feet - 65**

Except reverse frontage lots shall be a minimum of ninety-five (95) feet in width.
5. **Depth of lot, feet - 100**
6. **DISTANCE BETWEEN BUILDINGS:** The minimum distance between principal or accessory buildings on adjacent lots shall be not less than twelve (12) feet.
7. **Only one single-family detached dwelling shall be permitted on each lot or lot of record, as the case may be.**

H. **RESERVED**

I. **HEIGHT REGULATIONS:**

The following maximum height regulations shall be observed:

1. **Height of principal structure, two (2) stories not to exceed thirty-five (35) feet.**
2. **Height of accessory structure, one (1) story not to exceed sixteen (16) feet.**

MEMORANDUM

DEVELOPMENT SERVICES

MEMO TO: BOARD OF ZONING ADJUSTMENT

FROM: SCOTT WILLIAMS, DIRECTOR DEVELOPMENT SERVICES \ BUILDING OFFICIAL
RON STOMBAUGH, ASSISTANT DIRECTOR OF DEVELOPMENT SERVICES
ALBERT L. TRIPLETT JR, PLANNER II

SUBJECT: BOARD OF ZONING ADJUSTMENT CASE #BZA19-05
218 RUTH STREET

MEETING DATE: **MONDAY, AUGUST 5, 2019**

RECOMMENDATION:

Staff recommends the Board of Zoning Adjustment approve the following special exception to the Grapevine Comprehensive Zoning Ordinance 82-73 for property located at 218 Ruth Street, platted as the North 65' of Lot 3, Block 1, D.E. Box Addition as follows:

Section 43.E.3, Nonconforming Uses and Structures allows the Board of Zoning Adjustment to approve the remodeling and/or enlargement of a nonconforming use.

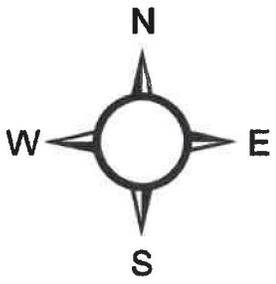
The applicant is requesting a special exception to allow the existing residential structure to remain as developed along with an expansion as shown on the plot plan.

SPECIAL CONDITION:

Staff finds that a special condition exists for the requested special exception. Specifically, the subject site is an existing developed lot, and the existing structure was built in 1952 predating the City's first zoning ordinance adopted in 1955. Currently and as proposed the site is noncompliant with the current Zoning Ordinance (82-73) relative to the required six-foot side yard setback adjacent to the north and south property lines. The proposed expansion of the dwelling does not exacerbate the existing side yard setback adjacent to north and south property lines of approximately four (4') feet and five (5') feet respectively.

BACKGROUND INFORMATION:

The applicant intends to expand the existing dwelling from approximately 1,604-square feet to 2,308-square feet by adding an approximate 540-square foot, two room addition and a 164-square foot unenclosed covered patio to the west side of the dwelling within the rear yard adjacent to the west property line. A new uncovered deck is also proposed in the rear yard. An existing detached accessory structure located within the rear yard adjacent to the west property line will be relocated outside of an existing utility easement. The Historic Preservation Commission at their December 19, 2018 meeting approved Certificate of Appropriateness CA18-31 to allow for the construction of two new room additions on the back wall of the dwelling within the rear yard. The application was submitted by property owner Stephen Porcari.



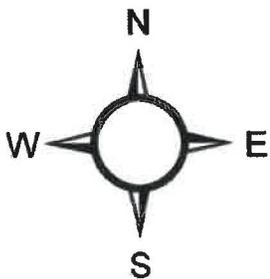
BZA19-05
218 RUTH STREET

1 inch = 200 feet



Subject Property

Ruth



**BZA19-05
218 RUTH STREET**

1 inch = 60 feet

JUL 01 2019

BZA 19-05
19-2855

CITY OF GRAPEVINE BOARD OF ZONING ADJUSTMENT APPLICATION

1. APPLICANT:

NAME: Stephen Porcari

ADDRESS: 218 Ruth St.

CITY/STATE: Grapevne TX ZIP: 76051

HOME: _____ WORK: _____ MOBILE: 2146953680

FAX: _____ E-MAIL: steve@steveporcari.com

2. PROPERTY OWNER(S):

NAME: Stephen Porcari

ADDRESS: 218 Ruth St.

CITY/STATE: Grapevne TX ZIP: 76051

HOME: _____ WORK: _____ FAX: _____

3. LEGAL DESCRIPTION (SUBJECT PROPERTY):

STREET ADDRESS, LOT, BLOCK AND SUBDIVISION NAME OF THE SUBJECT PROPERTY:
(Please attach Survey of the Subject Property)

ADDRESS: 218 Ruth St.

LOT: _____ BLOCK: _____ SUB-DIVISION: _____

4. LIST THE PERTINENT SECTION(S) OF THE ZONING ORDINANCE AND INDICATE THE SPECIFIC VARIANCE AMOUNTS BEING REQUESTED. IF NECESSARY USE A SEPARATE SHEET:

Section 43.E.3, Nonconforming Uses and Structures allows the Board of Zoning Adjustment to approve the remodeling and/or enlargement of a nonconforming use.

5. STATE THE GROUNDS FOR THE REQUEST AND DETAIL ANY SPECIAL CONDITIONS WHICH CAUSE HARDSHIPS THAT IN YOUR OPINION JUSTIFY THE VARIANCE(S) OR SPECIAL EXCEPTION(S) YOU ARE REQUESTING. EXAMPLES OF SPECIAL CONDITIONS ARE: HILLS, VALLEYS, CREEKS, POWER POLES, ELEVATIONS, IRREGULAR LOT OR TRACT SHAPES, ETC. THE BOARD OF ZONING ADJUSTMENT MUST DETERMINE A SPECIAL CONDITION OR CONDITIONS EXIST(S) BEFORE MAKING A MOTION TO APPROVE A REQUEST. IF IT IS DETERMINED THAT NO SPECIAL CONDITION EXISTS, THE MOTION MUST BE TO DENY THE REQUEST.

Request is to rebuild the existing garage that has unreparable foundation damage on the existing footprint

and extend 11' 10 1/2" in to the backyard.Home was built in 1952 and was within code at that time.

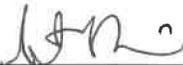
Our intent is to add to our living space without going beyond the current non compliance.

6. EXPLAIN ANY UNIQUE CIRCUMSTANCES, IF APPLICABLE, NOT CONSIDERED BY THE ZONING ORDINANCE. EXAMPLES: (1) IF THE GRAPEVINE CITY COUNCIL APPROVED A PLAT PRIOR TO PRESENT ZONING ORDINANCE REQUIREMENTS; OR (2) THE ORDINANCE WAS AMENDED OR A POLICY CHANGE WAS ADOPTED AFTER INITIATION OF THE PLANS CHECK PROCESS FOR A BUILDING PERMIT OR OTHER PHASE OF THE DEVELOPMENT PROCESS.

7. ATTACH A DETAILED DIAGRAM OF THE SITE DRAWN TO SCALE, AND ANY OTHER DRAWINGS OR PHOTOGRAPHS NECESSARY TO HELP EXPLAIN THE CASE TO THE BOARD. SHOW ON THE DIAGRAM ALL EASEMENTS, BUILDING LINES, ENCROACHMENTS, AND THE VARIANCE(S) REQUESTED. THE REQUESTED VARIANCE(S) SHOULD BE QUANTIFIED BY AN APPROPRIATE MEASUREMENT (DISTANCE, PERCENTAGE, ETC.)

THE DEVELOPMENT SERVICES STAFF WILL DETERMINE THE AGENDA FOR EACH OF THE PUBLIC HEARING DATES. BASED ON THE SIZE OF THE AGENDA, YOUR APPLICATION MAY BE RESCHEDULED TO A LATER DATE.

APPLICANT (PRINT) Stephen Porcari

APPLICANT SIGNATURE 

OWNER (PRINT) Stephen Porcari

OWNER SIGNATURE 

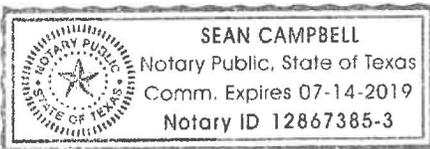
The State of Texas

County of Tarrant

Before me Sean Campbell on this day personally appeared Stephen Porcari known to me (or proved to me on the oath of _____ or through TX Driver License (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29 day of June, A.D. 2019.

SEAL



[Handwritten Signature]
Notary Signature

The State of _____

County of _____

Before me _____ on this day personally appeared _____ known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, A.D. _____.

SEAL

Notary Signature

replacement cost of the structure, on the date of the damage, the right to operate such nonconforming use shall terminate.

- f. The right to maintain or operate a nonconforming use may be terminated by the Board of Adjustment in accordance with provisions of Section 67A of this Ordinance.

E. CHANGING NONCONFORMING USES:

1. Any nonconforming use may be changed to a conforming use, and once such change is made, the use shall not thereafter be changed back to a nonconforming use.
2. The Board of Adjustment may grant a change of use from one nonconforming use to another nonconforming use provided such change is to a use permitted in a zoning district where the original nonconforming use would be permitted, or provided that such change is to a use permitted in a more restrictive classification. However, such change of use and occupancy shall not tend to prolong the life of a nonconforming use. Upon review of the facts in accordance with Section 67A, the Board of Adjustment may establish a specific period of time for the return of the occupancy to a conforming use.
3. The Board of Adjustment may approve the remodeling or enlargement of a nonconforming use when such an enlargement would not tend to prolong the life of the nonconforming use. Upon review of the facts, the Board of Adjustment may establish a specific period of time for the return of the occupancy to a conforming use.

- F. LIMITATIONS ON CHANGING NONCONFORMING USES: No nonconforming use shall be changed to another nonconforming use, which requires more off-street parking spaces or off-street loading space than the original nonconforming use, unless additional off-street parking and loading space is provided so as to comply with the requirements of Sections 55 and 56.

The number of dwelling units or rooms in a nonconforming residential use shall not be increased so as to exceed the number of dwelling units or rooms existing on the effective date of this Ordinance.

No nonconforming use may be expanded or increased beyond the lot or tract upon which such nonconforming use is located as of the effective date of this ordinance except to provide off-street loading or off-street parking space upon approval of the Board of Adjustment.

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, April 1, 2019, at 6:00 P.M. in the Planning and Zoning Conference Room, 2nd Floor, 200 South Main Street, Grapevine, Texas, for a Briefing Session with the following members present to wit:

George Dalton	Chairman
Tracey Dierolf	Vice-Chairman
John Sheppard	Secretary
Ben Johnson	Member
D. Todd Parrish	Alternate
Jonathan Gaspard	Alternate

constituting a quorum, with Member, Doug Anderson absent. Also present was City Council Representative Sharron Rogers and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
Albert Triplett	Planner II
Connie Cook	Development Services Assistant

CALL TO ORDER

Chairman George Dalton called the Briefing Session of the Board of Zoning Adjustment to order at approximately 6:01 P.M.

NEW BUSINESS

Albert Triplett briefed the Board of Zoning Adjustment regarding the item scheduled to be heard in the regular public hearing.

ADJOURNMENT

With no further discussion, Jonathan Gaspard made a motion to adjourn. John Sheppard seconded the motion which prevailed by the following vote:

Ayes: Dalton, Dierolf, Sheppard, Johnson, Parrish, Gaspard
Nays: None
Absent: Anderson

The Briefing Session was adjourned at approximately 6:10 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 5TH DAY OF AUGUST 2019.

APPROVED:

CHAIRMAN

SECRETARY

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met in regular session, Monday evening, April 1, 2019, at 6:15 P.M., in the Council Chambers, 2nd Floor, 200 South Main Street, Grapevine, Texas with the following members present:

George Dalton	Chairman
Tracey Dierolf	Vice-Chairman
John Sheppard	Secretary
Ben Johnson	Member
D. Todd Parrish	Alternate
Jonathan Gaspard	Alternate

constituting a quorum, with Member, Doug Anderson absent. Also present was City Council Representative Sharron Rogers and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
Albert Triplett	Planner II
Connie Cook	Development Services Assistant

CALL TO ORDER

Chairman George Dalton called the Public Hearing Session of the Board of Zoning Adjustment to order at approximately 6:15 P.M.

PUBLIC HEARING

BOARD OF ZONING ADJUSTMENT CASE BZA19-02, THERESA MEYER, 603 E. WORTH STREET

The first item for the Board of Zoning Adjustment to consider was BZA19-02 submitted by Theresa Meyer for property located at 603 East Worth Street, platted as Lots 1 & 2, Block 109, College Heights Addition.

Section 43.E.3, Nonconforming Uses and Structures allows the Board of Zoning Adjustment to approve the remodeling and/or enlargement of a nonconforming use. The applicant requested a special exception allowing the relocation of an existing detached garage and allowing the existing residential structure to remain as developed along with an expansion as shown on the plot plan.

Mr. Triplett explained that Staff found a special condition existed for the requested special exception. Specifically, the subject site was an existing developed lot, and the existing structure was constructed in 1920 predating the City's first zoning ordinance adopted in 1955. The proposed relocation of the detached garage and proposed expansion did not exacerbate the existing front yard setback adjacent to Worth Street of approximately twenty-feet. Currently and as proposed the site was noncompliant with the current Zoning Ordinance (82-73) relative to the required 30-foot front yard setback adjacent to the south property line.

Mr. Triplett stated that the existing dwelling, encroached approximately ten-feet (10') into the required thirty-foot front yard setback adjacent to Worth Street. The applicant intended to demolish a portion on the residential structure and expand the dwelling to 2,145 square feet. An existing detached garage currently located in the rear yard adjacent to the north and west property lines would be relocated to the east side of the dwelling and a new two-car detached garage would be constructed in the rear yard adjacent to the north and west property lines. An existing shed and gazebo remained in their current location in the rear yard.

With no questions for Mr. Triplett, property owner, Steven Wheeler of 925 South Main Street, Grapevine, Texas, took the Oath of Truth: he gave a brief presentation to the Board and requested favorable consideration of his request and offered to answer any questions of the Board.

Chairman Dalton announced that one (1) letter of approval had been received.

With no further questions for Mr. Wheeler and no additional speakers, John Sheppard made a motion to close the public hearing. Tracey Dierolf seconded the motion which prevailed by the following vote:

Ayes: Dalton, Dierolf, Sheppard, Johnson, Gaspard
Nays: None
Absent: Anderson

Tracey Dierolf made a motion that a special condition existed for the requested special exception. Specifically, the subject site was an existing developed lot, and the existing structure was constructed in 1920 predating the City's first zoning ordinance adopted in 1955. The proposed relocation of the detached garage and proposed expansion did not exacerbate the existing front yard setback adjacent to Worth Street of approximately twenty-feet. Currently and as proposed the site was noncompliant with the current Zoning Ordinance (82-73) relative to the required 30-foot front yard setback adjacent to the south property line. Ben Johnson seconded the motion which prevailed by the following vote:

Ayes: Dalton, Dierolf, Sheppard, Johnson, Gaspard
Nays: None
Absent: Anderson

Tracey Dierolf then made a motion to grant the following special exception with regard to Section 43.E.3, Nonconforming Uses and Structures allowing the existing residential structure to remain as developed along with an expansion as shown on the plot plan. John Sheppard seconded the motion which prevailed by the following vote:

Ayes: Dalton, Dierolf, Sheppard, Johnson, Gaspard
Nays: None
Absent: Anderson

MINUTES

Next the Board of Zoning Adjustment considered the minutes of the March 4, 2019, Briefing Session and Public Hearing.

Ben Johnson made a motion to accept the minutes of the March 4, 2019, Briefing Session. John Sheppard seconded the motion which prevailed by the following vote:

Ayes: Dalton, Dierolf, Sheppard, Johnson, Gaspard
Nays: None
Absent: Anderson

Ben Johnson made a motion to accept the minutes of the January 7, 2019, Public Hearing. Jonathan Gaspard seconded the motion which prevailed by the following vote:

Ayes: Dalton, Dierolf, Sheppard, Johnson, Gaspard
Nays: None
Absent: Anderson

ADJOURNMENT

With no further discussion, John Sheppard made a motion to adjourn. Tracey Dierolf seconded the motion, which prevailed by the following vote:

Ayes: Dalton, Dierolf, Sheppard, Johnson, Gaspard
Nays: None
Absent: Anderson

The meeting was adjourned at approximately 6:20 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 5TH DAY OF AUGUST 2019.

APPROVED:

CHAIRMAN

SECRETARY